



Roadside Trade Counter Warehouse
TO RENT



52 Furnham Road, Chard, Somerset, TA20 1AP.

- Located on Furnham Road (A358) leading into the town centre of Chard.
- Roadside Trade Counter retail warehouse.
- Off road parking for up to six vehicles.
- Total accommodation – 3,150 sq ft / 292.65 sq m.
- New lease for a term of 5/6 years.
- Rent: £18,000 per annum / £1,500 per month.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

LOCATION

Located along Furnham Road (A358), a main arterial route approximately 0.5 miles to the north of the town centre of Chard.

DESCRIPTION

A single storey detached industrial unit with frontage off road parking area. The unit is predominately open plan inside with a suspended insulated ceiling and fluorescent lighting. There are partitioned office and kitchen areas as well as separate male and female WC facilities.

To the rear left hand side within the unit there are two storage/workshop areas.

The main retail sales/showroom area is carpeted with a Powrmatic gas fired heater suspended from the ceiling.

At the frontage there is a glazed display window with a pedestrian entrance doorway with side window, to either side of a central part glazed sliding door (width 2.25m, height 2.35m).

The unit benefits from three phase electricity, mains water, gas and drainage.

The unit is suitable for most business trade counter retail showroom business uses.

ACCOMMODATION

Ground Floor: 3,150 sq ft / 292.65 sq m

BUSINESS RATES

Rateable Value is £10,500. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

QUOTING RENT

The annual rent is £18,000 pax / £1,500 per month. A new lease for a term of 5/6 years is available. A minimum of three month's rent deposit will be required.

EPC

The energy performance rating is C59.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VIEWINGS - Please contact:

Tony Mc Donnell MRICS
Mobile: 07771 182608
Office: 01278 439439
Email: tony@cluff.co.uk



These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.